



# Meeting Minutes

*Whitestown Plan Commission*

**Date:** 9/12/2016

**Time:** 6:30pm

**Location:** Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, IN 46075, (317) 769-6557

## Call to Order

6:30pm

## Pledge of Allegiance

## Roll Call

- ☒ Jason Lawson
- ☒ Dennis Anderson
- ☒ Josh Westrich
- ☒ Bryan Sheward
- ☒ Jacob Crouch
- ☒ Craig Arthur
- ☒ Cory Clasemann
- ☒ Staff:
  - Lauren Bailey, Town Planner,
  - John Molitor, WPC/WBZA Attorney

## Approve Agenda

1. September 12, 2016 Agenda

*Motion to approve agenda by Anderson. Second by Lawson. Motion passes 7-0.*

## Minutes

2. August 8, 2016 Meeting Minutes

*Motion to approve minutes by Anderson. Second by Lawson. Motion passes 7-0.*

## Public Comment for Items Not on the Agenda

## Presentations

## Old Business

3. **Docket PC16-019-ZA- Spalding PUD**

- i. Bailey- Due to a longer timeline of receiving revisions back between staff and the petitioner, we will not be voting on this tonight. I will be sending the PUD Review Committee the finalized draft to look at- if they determine another meeting is needed to review we will schedule accordingly.

- ii. Molitor- Even if the committee does not meet, an official vote should be taken. We can schedule a meeting prior to the next Plan Commission meeting and vote; 10 or 15 minutes before the 6:30pm meeting.

## New Business- Public Hearing

### 4. Docket PC16-022-DP- Mainstreet Transitional Section 2

- i. Aaron Hurt- CEC Engineering: Introduction to project and explanation of section 2 changes.
- ii. Bailey: Staff Report
- iii. Sheward: What are the plans to complete the access drive?
- iv. Bailey: The completion of the road to Eagle Church will be done on phase 3- while the petitioner does not have immediate plans to complete phase 3, it will certainly be located north of section 1 & 2.
- v. Dax Norton- Town Manager: The RDC agreement to build this road was contingent on phases 1 & 2 being completed, hence the need to get these two phases passed and built.

*Motion to approve Docket PC16-022-DP by Anderson. Second by Arthur. Motion passes 7-0.*

### 5. UDO Amendments

- vi. Bailey: Introduction- explanation of technical amendments being done to prevent any legal issues. Brewery and down-lighting amendments are part of this UDO amendments.
- vii. Molitor: Many mistakes were made when the UDO was created, referencing sections and chapters that are no longer there and definitions of sexually oriented businesses. By state statute we need to have a definition of this within our ordinance. Also the text referenced gold courses, not golf courses.

*Motion to approve UDO Amendments as presented by Westrich. Second by Lawson. Motion passes 7-0.*

### 6. Plan Commission Order: Resolution and Amendments to Economic Development Plan

- viii. Norton- This order is amendments to the economic development plan- essentially defining the ERA or economic development areas and allowing bonds to be refunded. This will open up the opportunity to be used toward public projects.

*Motion to approve the Plan Commission Resolution and Amendments Order as presented by Arthur. Second by Lawson. Motion passes 7-0.*

## Other Business

## Adjourn

*Unanimous vote to adjourn*

6:47pm

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Jacob Crouch, President

